

Technical Review Committee Meeting

Minutes of May 3, 2010

Attendance:

Members Present
Jeff Payne
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Bob Oast
Kim Hamel
Nathan Pennington
Julia Cogburn
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 4/5/10 meeting as written.

Agenda Item	
Review of the Conditional Zoning request for the project identified as 360 Merrimon Avenue. The request seeks the rezoning from CBI and RS-8 (Community Business I and Residential Single Family High Density) district to CBII CZ (Community Business II Conditional Zoning) district for the development of a 16,800 square foot retail center. The owners are John A. Powell and Stanley H. Greenberg and the contact is John Kinnaird. The properties are identified in the Buncombe County tax records as PIN 9649.36-1285, 4255 and 4314. Project # 10-1940.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	John Kinnaird and Brad Freeman were available for questions and commented on the following topics: ? The dumpster will be moved out of the required buffer yard ? Island sizes will be increased to comply with the ordinance requirements ? Requested waiver of Transportation Department requirement to grade and seed for a future sidewalk stating that there are some 24" trees in that area that they would like to leave in place
Public Comment	
Speaker Name	Issue(s)
Jeff Sadagursky Chris Weaver	? Concerns about tree preservation, the location of the dumpster and grease traps for the proposed restaurants, public access to on-site sidewalks and buffer yard reductions
Committee Comments/Discussion	
Mr. Croom asked Mr. Kinnaird to provide his waiver request in writing. Mr. Evans said that no railing will be required for the existing retaining walls.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item
Review of the Conditional Zoning request for the project identified as 902 Sand Hill Road. The request seeks the rezoning from RM-6 (Residential Multi-Family Low Density) district to Office CZ (Office

Conditional Zoning) district to convert the existing residential structure to office use. The owner is Berley Properties, LLC and the contact is Gerald Green. The property is identified in the Buncombe County tax records as PIN 9627.05-3552. Project # 10-1963.	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Gerald Green was available for questions and commented on the following topics: <ul style="list-style-type: none"> ? The owners want to preserve the existing single-family character of the property ? The location of the possible future sidewalk is already level and covered with vegetation; requested a waiver of the Transportation Department comment to grade and seed the area
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Mr. Croom asked Mr. Green to provide the waiver request in writing.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Review of the Conditional Zoning request for the project identified as <u>Buncombe County Courthouse Life Safety Addition</u> located at 60 Court Plaza. The request seeks the rezoning from CBD (Central Business) district to CBD CZ (Central Business Conditional Zoning) district for the construction of a of 33,542 square foot addition to the existing courthouse building and associated roadway reconfiguration. The owner is Buncombe County and the contact is Keith Hargrove. The properties are identified in the Buncombe County tax records as PINs 9649.50-1567 and 4857. Project # 10-1957	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Keith Hargrove and Jon Creighton were available for questions and commented on the following topics: <ul style="list-style-type: none"> ? The plans will be revised to address the comments in the staff report ? Asked for clarification on the Building Safety Department comment about the crane swing ? Would like to discuss bus shelter location further with the Transportation Department
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Mr. Evans said the crane section carrying no load could swing over the pedestrian walkway. Mr. Brookshire asked about the timeline for Phase II. Mr. Hargrove replied that plans for Phase II would be submitted to the City shortly after the County Commission approves the project. Mr. Creighton said that the county only intends an 8 month delay between the two phases. Chair Tuch noted that the road closure could be reviewed and approved as a temporary closure during Phase I, or at least until Phase II is approved by the County Commission. She suggested that during future public hearings the City may ask the county to look into the feasibility of improving other road connections, such as Valley Street to South Charlotte Street, in exchange for closing Davidson Drive.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item
Final review of a request to amend the previously approved Conditional Use Zoning for the project identified as <u>Glen Rock Hotel</u> located at 408 Depot Street. The amendment request included a reduction in the number of residential units, an increase to the square footage of office space and also includes

details for Phase III. The owner is Mountain Housing Opportunities, Inc. and the contact is Chris Day. The properties are identified in the Buncombe County tax records as PINs 9648.05-5042, 5272 and 5401. Project # 09-6028

Staff Comments	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
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Applicant(s) or Applicant Representative(s)	Chris Day was available for questions and commented on the following topics: <ul style="list-style-type: none">? He is waiting on additional survey information to finalize the landscape plan and make sure there are not conflicts with existing infrastructure? Would like to work with the city to make sure there is no delay in obtaining a certificate of occupancy on the project due to any possible delays in sewer line construction by the Metropolitan Sewerage District.? All outdoor lighting will be building mounted; review will be coordinated with the Building Safety Department.
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Public Comment	
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Speaker Name	Issue(s)
None	

Committee Comments/Discussion

None

Committee Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.
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The meeting was adjourned at 2:55 p.m.